



**US Army Corps
of Engineers®**
New York District

BRAC 133 Office Complex

Program Manager: Sean Wachutka
Chief, Project Development: Joanne Hensley
Sr. Construction Manager: Daniel P. Ward

Contract Information

Contract #: DACA 31-7-09-0067
Construction Manager: USACE
Designers: HKS, WBA, Studios
Contractor: Duke Realty with Clark Construction
Award Date: 25 November 2008
NTP Date: 25 November 2008
Completion: 15 September 2011
Duration: 1,024 Days
Delivery Method (s): (DB) Design Build/(BTS) Build to Suit
Funding Source: BRAC 133 FY 08, 09,10,11

Key Features

Buildings

- 2 Interconnected Office Towers
- 1.75 Million GSF of office space
- Accommodates 6,409 Personnel

Location

- I-395 & Seminary Road in Alexandria, VA
- Minutes from Pentagon & Washington DC

Security

- Surrounded by clear zones & fenced perimeter
- Secure vehicle check-in stations
- Separate Remote Inspection & Delivery Facilities
- Minutes from Pentagon & Washington DC

Transportation

- 3,904 Parking Spaces
- Transportation Center with access to Metro Bus, DASH Bus & WHS Shuttle

Special Features

- LEED—Pursuing LEED Gold
- “Smart-Wall” Tenant Planning System
- Surrounded by 44-Acre Winkler Botanical Preserve



Map Current as of
April 19, 2010

Prepared By:
Claudia Miranda



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BRAC 133
4-19-2010
Day 514

AT A GLANCE

Design

Scheduled: 100% Actual: 100%

Construction

Scheduled: 37% Actual: 37%

Workforce: Duke: 780 Workers on Site

Man Hours: Duke/Clark reporting nearly 1,000,000 + man hours to date
Estimate 3,000,000 man hours by end of project

Project Activities:

- a. **Concrete:** Placed 53,527 cu yds in foundation footer, walls, columns, slabs, and elevated slab to date with 43,554 cu yds in the towers and 9,973 cu yds in the RDF.
- b. **Structural Steel:** Total Steel erected to date: 13,425 tons. ET: 8,000 tons – Roof & L17: 100%. WT: 5,425 tons erected – L15 & roof: 100%. Continuing to Work on final welding and inspection at the Pent House Level ET/WT. ET work is complete as of 4/8/10. WT "Eyebrow" steel remains to be installed.
- c. **Mechanical:** [Overhead inserts, sleeves, and hangers] ET L16: 100%. WT L13 & 14: 98%, Level 15 98%.
- d. **Main Ductwork:** ET B2: 100%. B1: 100%. L1: 97%. L2 & L3: 95%. L4 to L6: 90%. L7: 90%. WT L1: 95%. L2 & L3: 95%. L4 to L6: 88%. L7: 70%.
- e. **Spray-On Fireproofing:** ET: Complete through 14th floor. WT complete through 10th floor. Punch list on-going ET and WT.
- f. **Precast Concrete Operations:** ET L1-8: 100%. WT N Face L1-6: 60%. E Face: 70%. S Face: 56%.
- g. **Windows:** ET: installed thru east side of 11th floor and thru west side of 8th floor. WT installed through 5th floor.
- h. **Offsite Improvements:** Road work preparation: 97%.
- i. **Civil:** Clear & grub: 95%. Tie-on of the permanent sanitary sewer between the ET and the South garage: 80%. SOE (Support of Excavation) for N Garage: 93%.
- j. **Design Review:** The technical reviewers have been closing out Dr. Checks comments; there are now less than 75 open comments from over 6200 total.
- k. **Electronic Security System [ESS]:** RFP announced on 04/12/2010. Expected contract award is 06/15/2010.
- l. **Furniture, Fixtures and Equipment [FFE]:** FFE team met to review SSP [source selection plan]. Received revised construction schedule; being reviewed to incorporate into FFE procurement schedule. Currently preparing FFE project manager contract & her responsibilities as part of the SBA set-aside.
- m. **Transportation Management Plan [TMP]:** Received approval on revised schedule and then met with City of Alexandria to review it.

Key Upcoming Events

- 04/21/2010** Project midpoint; planning a small celebration
- 05/27/2010** Preparation for AAR at project midpoint to capture lessons learned
- Date TBD** Visit from HASC staff being planned to look at traffic/transportation issues

Live Update

<http://oxblue.com/pro/open/clarkconstruction/WHS>

Current Photos (USACE only)

<L:\BRAC 133\009-BRAC 133 - Job Site Photos\BRAC 133 Progress Photos - Aerials\04-19-10>

BRAC Photos by the Belvoir Integration Office

<http://www.flickr.com/photos/belvoirphotos/>